Kelso City Council Agenda

Regular Meeting, 7:00 pm November 2, 2010 City Hall, Council Chambers 203 S. Pacific Kelso, WA 98626



Special accommodations for the handicapped and hearing impaired are available by special arrangement through the City Clerk's Office at 360-423-0900

Invocation:

Pastor Mike Speegle-Kelso-Longview 7th Day Adventist Church

Call to Order:

Roll Call to Council Members:

Approve Minutes:

October 19, 2010-Regular Council Meeting

KSD Student Representative:

Eric McDaniel-ASB President

Consent Items:

- Planning Commission 2011 Work Schedule
- Close Out-Citywide Overlay Project
- General Growth Properties/Lease Agreement
- Lower Columbia Fish Recovery Board Appointments:
 - Sherry Brown
 - Arne Mortensen
 - Trent McGhee

Citizen Business:

Council Business:

Proposed Hanger Rental Rate Rollback

Action/Motion Items:

Other Items:

- City Manager Report
- Staff/Dept Head Reports
- Council Reports
- Other Business
- Executive Session

Chaplin Steve White gave the invocation. Mayor David Futcher led the flag salute. The Regular Meeting of the Kelso City Council was called to order by Mayor Futcher. Councilmembers in attendance were: Futcher, Karnofski, Schimmel, Myers, McDaniel, Roberson, and Webb.

Minutes: Upon motion by Councilmember Schimmel, seconded by Councilmember Roberson, 'Approve the Minutes of the 10/5/10 Special Council Workshop and the 10/5/10 Regular Meeting,' motion carried, all voting yes.

PROCLAMATION:

Mayor Futcher read a proclamation declaring October 21, 2010, as "Lights On Afterschool Day" in the City of Kelso. Mayor Futcher presented the proclamation to some of the children in the audience, who spoke about what the program means to them.

CONSENT AGENDA:

- 1. Auditing of Accounts: \$1,712,706.73
- 2. Correcting the amount of the S. 13th Overlay Project from \$185,430.47 to \$176,600.45 (Project No. 580904 with TFT Construction, Inc.)
- 3. Approval of Animal Control Contract with Humane Society
- 4. Liquor License Renewal Border Stop Market, 424 Long Avenue

Upon motion by Councilmember Roberson, seconded by Councilmember Myers, 'Approve the Consent Agenda and the Auditing of Accounts in the amount of \$1,712,706.73,' motion carried all voting yes.

CITIZEN BUSINESS:

The following people spoke from the audience concerning the potential 2011 Budget cuts:

Thomas W. Walls, a Kelso Reserve Officer, 1005 W. 21st Avenue, spoke in opposition to the proposed police officer cuts. If there are fewer officers, response priorities will have to be made and officers' safety will be jeopardized without adequate backup.

Darrell Frost, 1903 ½ Allen, spoke about the need for an adequate police force to keep citizens safe and the challenge Councilmembers have to prioritize when making budget cuts.

<u>Kirk Wiper</u>, Kelso Police Officers Association President, spoke about how the police department has prided themselves in serving the City and the need to keep the officers and citizens safe. The costs in the long run to relationships that have been created through years of service to the community, officers' safety, and citizens' safety, will far outweigh the short-term reduction you will see if police positions are reduced.

<u>Jo Brewer</u>, 1240 Sycamore Place, Longview, spoke in opposition to the proposed police cuts. During this economic crisis, there is an increase in crime, domestic violence, and drug and alcohol abuse.

Anthony Currera, 803 S. 6th Avenue, spoke about more people taking the law into their own hands to protect themselves and their property if there is a reduction in the police department.

Merrill Berger, C & C Logging, 2207 Talley Way, spoke about the great job police officers are doing during these economic times when crime is going up. Due to safety issues for citizens, businesses, and the police officers, Councilmembers need to look at other areas to cut rather than the police department.

<u>Rick Von Rock</u>, 400 N. 7th Avenue, spoke about challenging citizens to come up with ways to increase the revenue during these difficult times. What are citizens willing to sacrifice to keep what we have?

Anna Hight, 1803 E. Terrace Way, spoke about the professionalism of the Kelso Police Officers when she had to call 911. Everyone left the incident safely. Having police officers equipped, well trained, well rested, and on the streets where they belong is more important than fixing potholes, getting Christmas decorations, and having to wait in line to pay a water bill.

<u>Chaplain Steve White</u>, Castle Rock, spoke about the welfare of the officers and their families when officers have to work extra hours to keep things covered.

<u>Jason Harris</u>, Castle Rock, Head of Security for Target, spoke about the solid relationship they have with the Kelso Police Department. Violent crimes in the store have increased during these serious economic times and they need the officers to continue protecting their patrons and staff.

<u>Veryl Anderson</u>, 1000 N. 19th, retired City of Kelso Finance Director/City Clerk, spoke about this being a budget for the entire City and not just the police department. She suggested looking at other funds that aren't part of the general fund budget.

Councilmembers and staff need to look at the entire City and cut in other places. **Wayne Nelson**, former Kelso Chief of Police, 322 Burma Rd., Castle Rock, spoke about the amount of money that has already been invested in each police officer such as the training at the police academy and field training. It takes about a year to get the officer street ready. When officers are cut, the investment is gone. At a later date, if the positions are filled, the City will have to do it all over again.

Mayor Futcher reiterated that there isn't a single person on the Council who wants to cut anyone in the police department. I think we have the best department in the county and I appreciate the leadership of the past and present police chiefs. Our hands are tied in many ways. We were hoping the development would move forward at the Kelso Wye which would have brought in revenue. The police department is more than half of the City's \$7 million dollar budget, so there needs to be some impact in that department. I appreciate the support Kelso citizens have shown tonight.

Mayor Futcher called a recess. The meeting was called back to order at 7:58 p.m.

CITIZEN BUSINESS (CONTINUED)

Angela Fowler, 605 N. 5th, spoke about Witches Haven, an event for the kids that will be in downtown Kelso on Halloween from 4:00 p.m. to 9:30 p.m. Several businesses and churches are helping to make this a great event. Councilmember Myers said the depot volunteers may want to be a part of the event and Councilmember Roberson suggested presenting the idea at the KDRA meeting tomorrow night.

COUNCIL BUSINESS:

Retirement Incentive Proposal: City Manager Dennis Richards spoke about the voluntary retirement incentive proposal for employees who are eligible. Employment compensation for layoffs would cost the City approximately \$23,000 for each person who is laid off. There are four employees who have indicated they are interested in taking the retirement offer. City Manager Richards would also like to change the deadline for employees to turn in the applications from October 22nd to November 5th to allow employees more time to consider the proposal. Discussion followed. Upon motion by Councilmember Schimmel, seconded by Councilmember McDaniel, 'Implement the voluntary incentive program as outlined.' Further discussion followed. Motion carried, all voting yes.

MANAGER'S REPORT:

<u>Dennis Richards:</u> Denny presented Mayor Futcher with a certificate and lapel pin from AWC for his completion of the Advanced Certificate of Municipal Leadership Program.

STAFF REPORTS:

Janean Parker: No report

Michael Kerins: No report

<u>Cindy Donaldson:</u> We are having three Halloween Parties at the Kelso Library. Monday night there will be a teen party from 4:00 p.m. to 5:00 p.m., Tuesday is the annual family costume party at 7:00 p.m., and Thursday at 10:00 a.m. is the preschool Halloween party. All are welcome.

Andrew Hamilton: As you have seen by the large attendance at tonight's meeting, the budget crisis affects our officers and the department. The public is behind us and supports the police department. We have quality people and no matter what decision the Council makes, those quality people will remain in the same manner and will continue to do their jobs.

Brian Butterfield: The budget is just about ready to present to Council. We are still about \$100,000 out and will probably have to go into reserves. FTE's in all departments are being affected. We are all in this together.

COUNCIL REPORTS:

John Karnofski: No report

<u>Rick Roberson:</u> 1) KDRA will have a meeting tomorrow night here in the Council Chambers. We will have a presentation of the Main Street program. 2) The Town Hall Meeting will be November 17th at Wallace.

<u>Dan Myers:</u> Nobody likes to see layoffs. I have worked for many businesses that closed and have been out of a job many times. I have a great deal of empathy for those who will be affected.

Todd McDaniel: 1) At the last Council Meeting I spoke about the transportation plan Cowlitz Transit Authority (CUBS) is working on. The plan will be discussed at a meeting on November 17th. 2) Kelso's Homecoming is Friday. If Kelso wins, they will have a good chance of making the playoffs. 3) I would like some direction concerning the potential plastic bag ordinance. Discussion followed. Upon motion by Councilmember Myers, seconded by Councilmember McDaniel, 'Request staff to draft an ordinance banning plastic bags.' Further discussion followed.

<u>Rick Von Rock</u>, 400 N. 7th, spoke from the audience about the elimination of plastic bags in the community being good for the environment and the importance of supporting the local citizens who work in paper and wood products. Mr. Von Rock suggested the issue could be put on the ballot.

Mayor Futcher spoke about being willing to encourage the use of something that originates in our community, but not wanting to take away a person's right to choose. Councilmember McDaniel voted yes. Councilmembers Roberson, Webb, Schimmel, Myers, Karnofski, and Futcher voted no. **Motion failed 1 to 6.**

<u>James Webb:</u> I am all for discussing the plastic bag issue at another time. Our focus at this time needs to be on the budget issues.

Gary Schimmel: 1) I am pleased to see that citizens are interested in what's going on with the various departments and how it affects services. 2) Spoke about the possibility of reducing the Council's part of the budget by 20 percent. City Attorney Parker said there is a statutory prohibition against raising or lowering salaries during a Councilmember's term. Any changes would actually take effect after the next election; however, Councilmembers in other cities have addressed this by volunteering to give back a portion of their salary.

<u>David Futcher:</u> Thanked citizens for their participation.

Anthony Currera, 803 S. 6th, spoke from the audience about the possibility of charging a booking fee to increase revenue. Councilmember McDaniel said that is already in place.

Brian Butterfield: The preliminary budget will be available November 1st. The first budget hearing needs to be scheduled. It was the consensus of the Council to set the budget hearing for Thursday, November 4th, at 6:00 p.m.

There being no further business, Mayor Futcher adjourned the meeting at 8:35 p.m.

MAYO	R	

AGENDA SUMMARY SHEET

Business of the City Council City of Kelso, Washington

SUBJECT TITLE: Planning Commission work schedule for 2011	Agenda Item:	
	Dept. of Origin: _	Community Development
	For Agenda of:	November 2, 2010
	Originator:	Michael Kerins
	Cost of Item:	N/A
PRESENTED BY: Michael Kerins	City Manager: De	nnis Richards
AGENDA ITEM ATTACHEMENTS: Planning Commission recommendation for their 2011 we	ork schedule	
<u>SUMMARY STATEMENT</u> : The 2011 Planning Cor Commission for their review and recommendation to Ci		

FINANCIAL SUMMARY: N/A

requested.

RECOMMENDED ACTION:

Staff recommends adoption of 2011 work schedule as recommended by the Planning Commission.

PLANNING COMMISSION 2011 RECOMMENDED WORK LIST

The following items were submitted to the City of Kelso Planning Commission for consideration as part of the 2011 Planning Commission work schedule. All matters were considered and resulted in the following recommendations:

1. Section 17.08 - Definitions

Consider formulating and adding definitions for the following terms:

Food Cart
Clubs, Lodges and Private Meeting Halls
Community Centers
Cultural Institution
Farmer's Market
Garage/Estate Sale
Museum
Professional Services
Religious Facility – refine existing definition of a church
Retail Sales and Services – refine existing definition
Temporary Uses

Staff recommended in favor of adding definitions for the above terms. The planning commission discussed the above terms and <u>voted 6 - 0 to recommend</u> the formulation of definitions for the above terms.

2. Section 17.15 – Permitted, Administrative and Conditional Uses Consider the following text changes:

a. Consider adding allowances for Temporary Uses, including the level of review required and appropriate standards for each, including garage sales.

Staff recommended adding provisions for temporary uses. The planning commission discussed the issue and <u>voted 6 - 0 to recommend</u> establishing provisions for various temporary uses.

b. Add certain commercial related uses to those permitted or allowed with Administrative review in the ILM zone.

Staff recommended adding various permitted and administrative uses to the ILM zone. The Planning Commission discussed the current status of the ILM Zone and <u>voted 6 – 0 to recommend</u> studying the possibility of adding additional permitted and administrative uses to the zone.

c. Consider the elimination of the ground floor, four block area of downtown currently reserved for retail and other pedestrian related uses for the purposes downtown revitalization.

Staff recommended making no changes to use provisions for the CTC zone. The Planning Commission discussed the issue, listened to testimony from the public and <u>voted 1-5 not to consider</u> any changes to downtown uses.

d. Consider adding the provision for temporary manufactured homes for an aged or infirmed relative on lots larger than 2 acres. Determine the appropriate standards.

The Planning Commission listened to the rationale for establishing provisions for temporary homes for an aged or infirmed relative and <u>voted 3-3 therefore recommending not reviewing</u> the provision of temporary homes for aged or infirmed relatives. Staff recommends elimination of the item from the work agenda.

3. Modify the work plan for the revision of the Comprehensive Plan.

The Planning Commission discussed implementing a modified comprehensive plan revision process to allow for key revisions in a more timely manner in lieu of pending staff reductions and voted 6-0 to recommend the modifying the comprehensive plan revision process.

AGENDA SUMMARY SHEET

Business of the City Council City of Kelso, Washington

STIR	TECT	TITI	Æ:

Closeout of 2009/10 Kelso Citywide Overlay

Project No. 580901

Agenda Item:

Dept. of Origin: Public Works - Engineering

For Agenda of: November 2, 2010

Originator: Patrick Harbison, P.E.

PRESENTED BY:

David M. Sypher, P.E. **Public Works Director** Cost of Item: \$1,182,867.22

City Manager: Dennis Richards

AGENDA ITEM ATTACHMENTS:

Final Payment Summary Reconciliation Change Order (CO #6)

SUMMARY STATEMENT:

Council awarded the contract for the 2009/10 Kelso Citywide Overlay Project to Lakeside Construction Inc. of Longview, WA during the June 1, 2010 council meeting in the amount of \$1,124,655.95. Work started on June 29, 2010 and the project was completed on September 30, 2010.

This project consists of maintenance of 22 different roadway segments in the City of Kelso comprising 3.81 roadway miles with the major work elements being 26,200 SY of Cement Modified Base, 7,600 tons of HMA, 9200 SY of pavement grinding, 1,500 SY of pavement repair and other work. This project is funded by a \$900,000 inter-fund loan for the construction and engineering costs for the non-chap funded streets and a \$274,000 CHAP (City Hardship Assistance Program) grant for the CHAP approved streets.

FINANCIAL SUMMARY:

Original Contract Amount: \$1,124,655.95 Approved Change Orders:

\$ 58,211.27

Retainage Amount:

\$ 59,143.36

Final Contract Amount:

\$1,182,867.22

Change in Contract Amount: \$ 58,211.27

RECOMMENDED ACTION:

Staff recommends approving the reconciliation change order and accepting this project as complete.

CONTRACT CHANGE ORDER

Change Order No. 6			City of Kelso, WA			
Project Name:	2009/10 Kelso Citywide C	Overlay Project	Project	l Number: _	58090	
Owner:	City of Kelso		Date:	October	12, 201	
То	: Lakeside Industries, Inc.					
		(Contractor)				
You are hereby requ	ested to comply with the fo	ollowing changes from the conti	ract plans	and Speci	ication	
Description	on of Changes	Change	in Contra	act Price		
1. Add 360 Hours to	bid item #3, Flaggers	•				
and Spotters		\$	1	8,000.00		
2. Subtract 109.3 CY	from bld item #5,	 				
Unsuitable Foundation		\$	(<u>1,858.10)</u>		
	ons from bid item #6,					
Crushed Surfacing T	A Control of the Cont		(<u>2,667.00)</u>		
4. Add 130 SY to bid						
Repair Exc. Incl Hau		_\$		1,755.00		
5. Add 357 SY to bid	l item #9, Cement					
Modified Base				1,785.00		
6. Subtract 24.71 SY	' from bid item #10,					
Portland Cement		\$		2,841.65)		
	to bid item #11, HMA for	^		0.004.45		
Pavement Repair		\$	1	3,031.15		
8. Add 18 EA to bld I		•		E 400 00		
Driveway Appr. For C		. \$		5,400.00		
	ns for bid item #14, HMA	Φ.	,	7 400 EE\		
Prelevel Class 1/2", 1		\$		7,190.55)		
	Tons for bid item #15,	6	14	0 200 251		
HMA Class 1/2", PG		<u>\$</u>		9,399.25)		
11. Add 15 EA to bid Manhole	i item #10, Adjust	· _ \$		5,175.00		
	Item #19, Adjust Valve	Ψ		0,170.00		
Boxes & Covers	i ileisi ir 10, Mujust Valve	\$		4,900.00		
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Paint Line	i itotti biu itotti #22,	\$		(285.12)		
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Pavement Marker Ty	•	\$		1,712.70		
	indred from bld Item #24,			7,1 1217		
Raised Pavement Ma	=	\$	(1,284.80)		
16. Subtract 952 SF			···········	.,		
Plastic Crosswalk Lir		\$	(3,094.00)		
	om bld Item #27, Plastic					
Stop Line		\$		(378.00)		
	tem # 31, Curb Ramp	5-m				
Detectable Warning	•	\$		400.00		
19. Subtract 50 CY f						

(850.00)

Unsultable Foundation Exc. Incl. Haul

20. Add 85 Tons t Surfacing Top Co	o bid item A2-6, Crushed urse	\$	2,125.00
	TOTAL Sales Tax 7.9%	\$.\$	14,435.38
Net Chang	ge in Contract Price:	\$	14,435.38
Justification for Reconciles quanti	Change: ties of the original contract with the pa	id quantities.	
		Original	Contract Change
Original Contract		\$	1,124,655.95
This Change Orde		\$. \$	14,435.38
Previous Change	· · · · · · · · · · · · · · · · · · ·	\$	43,775.89
Total Contract P	iiG♥.	Ψ	1,182,867.22
	nal working days allowed: ll become a supplement to the contract	t and all provisions o	
Accepted:	(Contractor)		Date: 10/27 (10
Reviewed:	fat 1/h		Date: 10/27/10
Recommended:	(Public Works Director)	-	Date: 10-27-10
Approved:	(Owner)		Date:

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				160	Project # 650901 eside industries, l	nd.	_							
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City of Kelso

Lakeside industries, Inc.

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14/27/10 DATE

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AGENDA SUMMARY SHEET

Business of the City Council City of Kelso, Washington

SI	IR	JE	CT	TIT	IF:

General Growth Properties
Three Rivers Mall-Library Lease

Agenda Item:

Dept. of Origin: <u>City Managers Office</u>

For Agenda of: November 2, 2010

Originator: Dennis Richards

PRESENTED BY:

Dennis Richards, City manager

City Attorney:

City Manager:

Agenda Item Attachments:

SUMMARY STATEMENT:

City Manager Richards is seeking Council Approval to enter into an agreement/lease with General Growth Properties-DBA Three River's Mall, to lease a 11,627 sq. ft. area for the Kelso Library.

RECOMMENDED ACTION:

Staff Recommends Council allow City Manager Dennis Richards to enter into the agreement/lease with General Growth Properties-DBA Three River's Mall, to lease a 11,627 sq. ft. area.



LOWER COLUMBIA FISH RECOVERY BOARD

2010 BOARD

Tom Linde, Chairman Skamania County Citizen

F. Lee Grose, Vice Chairman Lewis County Commissioner

Randy Sweet, Treasurer Cowlitz County Citizen and Private Property Representative

Taylor Aalvik Cowlitz Indian Tribe

Blair Brady Wahkiakum County Commissioner

Irene Martin Wahkiakum County Citizen

Tom Martin Hydro-Electric Representative

Jim Richardson Skamania County Commissioner

Steve Stuart Clark County Commissioner

Axel Swanson Cowlitz County Commissioner

Don Swanson SW WA Environmental Representative

Charles TenPas Lewis County Citizen

Dean Takko WA State Legislative Representative

Jade Unger Clark County Citizen

Dennis Weber SW WA Cities Representative

Jeff Breckel Executive Director October 21, 2010

The Honorable David Futcher

City of Kelso PO Box 819 203 S Pacific Ave Kelso, WA 98626-1617

Re: Request to Appoint New Members to the Watershed Planning Unit for the Grays-Elochoman and Cowlitz Rivers (WRIA 25-26)

Dear Mayor Futcher:

I am writing you on the behalf of the Watershed Planning Unit for Water Resource Inventory Areas (WRIAs) 25 and 26 to request your approval of the appointment of new members to the Planning Unit.

In 1999, the City of Kelso joined Cowlitz, Lewis, Skamania, and Wahkiakum counties, the City of Longview, the Cowlitz County PUD, and the Wahkiakum County PUD to initiate watershed planning for WRIAs 25 and 26 pursuant to the state Watershed Planning Act (RCW 90.82). As a first step in the planning process, you and the other Initiating Governments established a Planning Unit representing a broad range of interests in water issues to develop and assist in the implementation of a watershed plan. The goal of the Plan was to provide for the management of the area's water resources "to meet the present and future needs of people, local economies, and fish and wildlife." The Planning Unit completed the watershed plan in December 2004 and it was adopted by the counties in July 2006.

The Planning Unit has recently undertaken an extensive review of the Watershed Plan, focusing on water reservations to meet the future needs of people and stream flows to protect threatened salmon and steelhead populations. The review is being undertaken to address concerns raised primarily by people in the Cowlitz River basin over the adequacy of water reservations to meet anticipated needs, the potential closure of certain subbasins to new water withdrawals, and the technical basis for establishing the reservations and instream flows.

The range of interests represented on the Planning Unit declined when a number of members withdrew following the adoption of the original Watershed Plan. To assist in its current review of the Plan, the Planning Unit believes that it would be desirable to appoint several new members to help represent citizen interests in water issues. The Planning Unit solicited and received 4 letters of interest from those wishing to serve on the Planning Unit.

Three of the 4 individuals live within the WRIA 25/26 area. The fourth resides in Olympia, well outside the WRIAs. The county commissioner representatives on the Planning Unit suggested that the Planning Unit request that the Initialing Governments approve the appointment of the 3 individuals residing in the WRIA to the Planning Unit. The Planning Unit concurred with this recommendation at its meeting on October 14.

Since the City of Kelso and the other Initiating Governments established the Planning Unit pursuant to RCW 90.82, we are asking that you approve the addition of the following individuals to the WRIA 25/26 Planning Unit:

- Sherry Brown, Randle, Washington
- Arne Mortensen, Kelso, Washington
- Trent McGhee, Kelso, Washington

The letters of interest submitted by these individuals is provided for your information and consideration. We hope that you will give this request consideration as soon as possible in order to allow the new members to actively participate in the Plan review currently underway. If you have any questions regarding this matter, pleased do not hesitate to contact me.

Sincerely,

Jeff Breckel

Executive Director

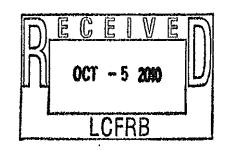
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Lower Columbia Fish Recovery Board Lead Agency for WRIA 25-26 Planning Unit

Enclosures: Letters of Interest

cc: Van McKay, Kelso Planning Unit Representative Dennis Weber, SW WA Cities Representative, LCFRB





October 4, 2010

WRIA25/26 Planning Unit c/o Lower Columbia Fish Recovery Board 2127 8th Avenue Longview, WA 98632

RE: Interest in becoming a Planning Unit Member

To whom it may concern,

My name is Trent McGhee and I would like to volunteer to be on the Fish Recovery Board Planning Unit.

The decisions this planning unit makes will, without question, impact my family's business that has existed for more than 60 years.

I feel my vast knowledge and experience with local wells and water issues would help to protect the "local contractors" that may have not been considered in the initial proposal of this rule.

I currently live in the Lower Cowlitz Water Shed in Cowlitz County and have a well of my own.

I feel I could provide valuable input in regards to the watershed planning and would be happy to give my time to help.

Please feel free to contact me at my office or on my cellular, 360-423-8493 or 360-957-3894.

Sincerely,
That m. m. shu

Trent McGhee

Vice President, Dale McGhee & Sons Well Drilling, Inc.

Arne Mortensen 210 Bella Vista Road Kelso, WA 98626

7 October 2010

WRIA 25/26 Planning Unit c/o the Lower Columbia Fish Recovery Board, 2127 8th Avenue, Longview, WA 98632

Dear Ms. Hudson:

I submit this letter to express my interest in serving on the WRIA 25/26 Planning Unit.

I have no specific interest in any particular outcome but I do have a strong interest in the quality of life in this area of Washington, my chosen home for the past five years and for many years to come. I own a home on five acres in Cowlitz County; that home is on a septic system and has a private well.

My interest is general but should not be construed as feeble. I recognize that this Country became the envy of the world because of its unique people that respect individual property rights and the government they instituted to enforce respect for those rights. The loss of rights must not be taken perfunctorily, and citizens have an obligation to guard those rights, which while individual, have far reaching consequences for all.

But a community is not just individuals acting without regard for one another, and so there are reasons to develop thoughtful plans to protect the environment, and in this case the watershed.

Much of the material presented in the recent three planning sessions that I attended is quasi scientific but not cohesively understood nor succinctly packaged clearly, and certainly not rigorously analyzed. As a board member I would use my formal training [as a scientist (PhD Scripps Institution of Oceanography, 1976)], and my professional experience [staff scientist at EG&G Environmental Consultants; engineer and executive as vice-president of engineering at Qualcomm, San Diego] to help produce a plan that is sensible. I have confidence that if the board makes sense, our citizens will support the board. I trust that our citizens would not knowingly lessen the quality of life in our area, so it is up to the board to do a good job for an all around success.

Sincerely,

Arne Mortensen

Sherry Brown 434 Skinner Rd Randle, WA 98377

WRIA 25/26 Planning Unit c/o the Lower Columbia Fish Recovery Board, 2127 8th Avenue, Longview, WA 98632

Dear Mr. Grose

I strongly desire to be a member of the WRIA 25/26 Planning Unit. I know there is fierce competition for this coveted position, but I'm confident you'll see I am an exceptionally strong candidate. My past experience as an Air Force Officer and Engineer has given me a strong background solving technical problems and building consensus in diverse group of Air Force, community and regulatory agencies. I am confident this experience will prove beneficial to the Planning Unit.

I reside on our family farm in Randle WA in East Lewis County and represent the Upper Cowlitz communities. I recently retired from the Air Force after 20 years of service and would like to remain involved in improving our community as well as continuing to work in a technical field. I have proven my commitment to this issue by attending all Planning Unit meetings since I was made aware of the meetings in July. I've attached my resume to provide additional information on my unique qualifications for this position. I can be reached at sherrybrown89@msn.com or at 360-497-0544. Thank you for your consideration.

Sincerely

SHERRY BROWN

Attachment:

1. Resume

SHERRY BROWN

434 Skinner Rd · Randle · Washington · 98377 (360) 497-0544 · sherrybrown89@msn.com

OBJECTIVE: A position as a member of the WRIA 25/26 Planning Unit.

SUMMARY OF QUALIFICATIONS:

- 20 years of experience leading, supervising, and developing a diverse federal workforce in ten locations across the United States, Europe and Asia
- Researched and set Air Force environmental restoration (cleanup) policy and direction for over 3 million acres nationwide and managed an annual budget of over \$400M
- Personal and persuasive in communicating with the public and developing future strategic direction
- Led 12 personnel in all aspects of environmental management to include natural resource management for a 3,500 person, 3,775 acre, city
- Physically fit and held a position with security clearance requirements

EXPERIENCE:

Leadership/Supervisory:

- Led a 330 person organization responsible for all public works to include natural resource management of 4,900 acre Air Force Base and 5,000 person city.
- Set direction for the installation for the next 30 years with the Dover AFB Future Development Plan.
- Improved morale in the organization through constant interaction and recognition of personnel.
- Enforced standards through timely feedback and discipline.

Natural Resource Management:

- Crafted response to Environmental Protection Agency notice of violation for groundwater contamination
- Developed community information meetings, water testing schedule, and annual and future budget
- Negotiated hazardous waste and installation restoration program issues with Texas regulators
- Conducted NEPA assessments for current and future construction on the Air Force Base. Program viewed as a role model by the higher headquarters organization

Communication:

- Set new Air Force goal and wrote and briefed Air Force policies and guidance to all subordinate units; allowed Air Force to achieve environmental cleanup at over 100 sites 2 years earlier
- Led public involvement meetings announcing government direction for remediating contaminated groundwater; shared same message during interviews by local TV networks
- Organized and briefed distinguished visitor tours for US Senators and Congressmen on projects across Dover Air Force Base valued in excess of \$500M; lauded by US Senator's staff on the tour

EDUCATION:

- 1989 Bachelor of Science in Civil Engineering, USAF Academy, CO
- 1994 Squadron Officer School (Residence), Maxwell AFB, AL
- 1995 Master of Science in Engineering Management, Washington State University, WA
- 2004 Master of Military Operational Art and Science, ACSC (Residence), Maxwell AFB, AL
- 2006 Air War College (Correspondence), Maxwell AFB, AL

AGENDA SUMMARY SHEET

Business of the City Council City of Kelso, Washington

SUBJECT TITLE:

Proposed 2009 roll back on the rental rate for Hangar Row "A".

Agenda Item:

Dept. of Origin: Public Works Department

For Agenda of: November 2, 2010

PRESENTED BY:

David M. Sypher, P.E. Public Works Director

Cost of Item: N/A

City Manager: Dennis Richards

AGENDA ITEM ATTACHMENTS:

Existing Hangar Rate Resolution No. 09-1003 November 17, 2009 Hangar Row "A" Rate Agenda Summary November 17, 2009 Council Minutes pg. 3 October 14, 2010 Draft Airport Minutes

SUMMARY STATEMENT:

On November 17, 2009 the city reviewed the row "A" rate increase for 2010. See attachments. On October 14, 2010 the Airport Board entertained a non-agenda item of the same topic. Complete data was not available at that meeting, but a motion was passed to roll the "A" row hangar rates back to 2009 rates. This adjustment was thought to be about \$305.00/month per unit and more than the adjacent Developer (Prime Development) rate of \$285.00/mo.

When the 2010 rates were reviewed on November 17, 2009, there was one vacant hangar in the "A" row (A-10). This owner moved to the new developers hangars on our airport. At the end of November 2009, Dwight Irby vacated A-1, it is unknown where he moved his 182 or his PITs planes. After February 2010, Dwight Irby vacated hangar "A-5", and moved one of his four planes to Palm Springs California and continued to rent A-8.

If it is assumed that all the Hangars in the "A" row would have been 100% filled had there been no rate increase, then the city could have received \$7,682.92 more to date. If it is assumed that the vacancies were not affected by the rates, then the city has received \$3,964.32 more to date because of the increase. These figures do not include the Lease hold tax which is only a pass through for the city.

Prime Development now has 13 vacant 42' door, 1050 sq.ft. hangars for rent at \$285.00/ mo. (\$0.27/sq. ft.). The City has three vacant 45' door, 1480 sq.ft. hangars for rent at \$329.45/ mo. (\$0.22/sq. ft.). Reducing the "A" hangars rates to 2009 levels would be \$274.39/month (0.19/sq.ft.). The State requires lease hold tax to be charged for city hangars. Including lease hold Tax places the 2009 rate for "A" row at \$309.62/mo. (\$0.21/sq. ft.). Including lease hold Tax places the 2010 rate for "A" row at \$371.75/mo. (\$0.25/sq. ft.). The City hangar rates include utilities and the Prime Development rates do not include utilities.

If council desires to follow the recommendation, staff will bring an amended resolution to the November 16th 2010 council meeting. This speculation of the future may ultimately maximize income if successful, but in either case, will absolutely reduce the budgeted revenue. The lower income will likely require a decreased Airport maintenance budget.

FINANCIAL SUMMARY:

Unknown net effect. See summary statement.

RECOMMENDED ACTION:

The Airport Board recommends that city council roll back the rental rate for hangar row "A" to the 2009 rate level at \$274.39/month (0.19/sq.ft.).

RESOLUTION NO. 09-1003

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KELSO IMPOSING CERTAIN FEES AT THE SOUTHWEST WASHINGTON REGIONAL AIRPORT AS MORE PARTICULARLY DESCRIBED HEREIN.

THE CITY COUNCIL OF THE CITY OF KELSO DO HEREBY RESOLVE:

SECTION 1. That the following list of fees for Hangar and Tie-down rentals, and additional security access cards are hereby imposed at said airport as follows:

RENTALS	FEE 01-01-2009	FEE - 01-01-2010
HANGAR – B & C	\$196.64/month plus Leasehold Tax	\$209.24/month plus Leasehold Tax
HANGAR – A	\$274.39/month plus Leasehold Tax	\$329.45/month plus Leasehold Tax
SULLIVAN	\$103.00/month plus Leasehold Tax	\$106.00/month plus Leasehold Tax
N. RAMP TIE DOWN	\$ 33.50/month plus Leasehold Tax	\$ 34.51/month plus Leasehold Tax
(fee doubles for twin)	(\$3.30/day plus Leasehold Tax)	(\$ 3.50/day plus Leasehold Tax)

Security Access Cards - The fee for any additional security access card or replacement card shall be \$5.00 per card.

<u>SECTION 2.</u> That the imposition of the above fees shall commence immediately upon the adoption of this Resolution.

ADOPTED by the City Council and SIGNED by the Mayor this 15+ day of

Deptember , 2009.

ATTEST/AUTHENTICATION!

APPROVED AS TO FORM:

CITY ATTORNEY

AGENDA SUMMARY SHEET

Business of the City Council City of Kelso, Washington

SUBJECT	TITI	E:
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Walk-On Item: Proposed freeze on the rental rate for Hangar Row "A" for a six month evaluation period.

Agenda	Item:

Dept. of Origin: Public Works Department

For Agenda of: November 17, 2009

Cost of Item: N/A

PRESENTED BY:

David M. Sypher, P.E. Public Works Director

City Manager: Dennis Richards

AGENDA ITEM ATTACHMENTS:

Existing Hangar Rate Resolution No. 09-1003

SUMMARY STATEMENT:

The Airport Board at their regular meeting of November 12, 2009 recommended on a 2-1 split vote to freeze Hangar rates on "A" row. Recently, Prime Development, in an effort to fill their new hangars, announced that they will lower their rates from \$350 to \$285/month (0.27/sq.ft.). In 2010 our rate for hangar "A" will go to 329.45/month (.22/sq.ft.). We have based all our rent analysis in 2008 on price/sq.ft. The "A" hangars are each 1480 sq.ft. and currently rent for \$274.39/month (0.19/sq.ft.). Prime Development hangars are 1,050 sq.ft.

I am attaching the actual city hangar rate resolution for reference. Some feel a temporary freeze may prevent those in hangar "A" from moving to the new Prime development hangars and the city from loosing revenue with vacant hangars.

If council desires to follow the recommendation, staff will bring an amended resolution to the December 1, 2009 council meeting. This speculation of the future may ultimately maximize income if successful, but in either case, will absolutely reduce the budgeted revenue. The lower income will likely require a supplementary budget.

FINANCIAL SUMMARY:

Unknown net effect.

RECOMMENDED ACTION:

The Airport Board recommends that city council freeze the rental rate for hangar row "A" for a six month evaluation period.

Ordinance No. 09-3717 — Amending Ordinance No. 3676, Regarding Park Hours and Rotary Skate Park Rules: The Clerk read the proposed ordinance by title only. Upon motion by Councilmember McDaniel, seconded by Councilmember Von Rock, Adopt Ordinance No. 09-3717, 'AN ORDINANCE OF THE CITY OF KELSO AMENDING ORDINANCE NO. 3676, CODIFIED AS SECTION 12.20.100 REGARDING PARK HOURS, AND ADDING A NEW SECTION ENTITLED "SKATE PARK RULES" TO BE CODIFIED AS SECTION 12.20.155.' David Sypher provided a memo regarding the use of bicycles in the Skate Park. Councilmember Malella spoke of enforcing park rules. Lengthy discussion followed.

Anron Garoutte, 102 Plorence St, suggested lights for the Skate Park. He spoke of damage and safety concerns regarding the use of bikes in the Skate Park.

Rod Marks: 1218 18th Ave, Longview, spoke in favor of bike use at the Skate Park. He gave thanks to all who were involved in the making of the Skate Park.

Matt Chenter: 71212 Larson Rd, Rainier OR, Youth Pastor, Kelso Church of Truth, spoke of the problems with the parking at and near the Skate Park. He spoke in favor of enforcing park rules. Denny Richards spoke encouraging people to obey the law and do not park in the travel lane. Matt Chenier said the Skate Park is also used for boxing at night.

Further discussion followed. Motion carried, all yoting yes.

Proposed Freeze On The Rental Rate For Hangar Row "A" For A Six Month Evaluation Period: David Sypher stated the Airport Board recommends a six month rental rate freeze on the "A" Row Hangars. Upon motion by Councilmember Roberson seconded by Councilmember Myers, 'Approve to accept the Airport Board's recommendation,' lengthy discussion followed. Councilmember Myers voted yes. Councilmembers Futcher, Von Rock, McDaniel, Roberson, Karnofski, and Malella voted no. Motion failed 6 to 1.

MANAGER'S REPORT:

<u>Dennis Richards:</u> 1) Will be on vacation from November 29, 2009 to December 12, 2009. 2) The lettering on the windows of the Council Chambers is a new safety feature. It will help differentiate the windows from the doors. 3) Team Kelso has done a wonderful job in putting together the Thanksgiving Food Baskets for the two families that were selected by Wallace School. 4) Happy Holidays.

Janean Parker: No report.

<u>Dayid Sypher:</u> 1) Spoke of appreciation for the Public Works Operation Crew. They are willing to put their lives on hold for any emergency due to the weather conditions. Councilmember Roberson gave thanks to the crew for keeping the streets clear from



Airport Board Meeting Kelso City Council Chambers 203 S. Pacific Thursday October 14, 2010

Those present were as follows:

Airport Board:

David Futcher, City of Kelso Ken Botero, City of Longview Jerry Sorrell, Cowlitz County Darold Dietz, Port of Longview

Staff:

David Sypher, Public Works Director Becky Hill, Department Assistant Brian Butterfield, Finance Director Denny Wise, Airport Manager Don Bell, Assistant Airport Director Denny Richards, City Manager

- 1. Call to Order: Meeting was called to order at 3:02 pm by Chairperson Ken Botero.
- 2. **Approval of Minutes:** September 9, 2010—Motion made by Board Member Futcher, motion second by Board Member Dietz, motion passed.
- 3. Acknowledgment of Vouchers- Motion made by Board Member Futcher, motion second by Board Member Dietz, motion passed.

Chairman Botero spoke about an addition to the agenda — Board Member Raiter has some comments and recommendations. Mr. Raiter spoke about the county commissioners having written a letter to the city advising them of the decision to appoint Jerry Sorrell to the Airport Board. The commissioners feel that a monthly briefing from Jerry would keep them much more informed than they currently are now with the knowledge that Mr. Raiter has. Commissioners are still fully committed to all the work going on with the Master Plan.

The board welcomed Jerry Sorrell to the Airport Board.

City Manager Denny Richards advised the board that the governance is completed and will go out on October 15, 2010 in the morning to Ken Stone, Ken O'Halloran and David Campbell. It is the final draft and when they approve it, it will then go to the council and commissioners.

4. Public Comments – Dwight Irby-6114 Willow Grove Road, President of EAA (Experimental Aircraft Association), member of TAC committee for the Master Plan. About a year ago I bought up that we shouldn't take a hangar increase on "A" row because he thought there would be vacancies and it appears a year has gone by an there are 3 vacancies and he believes they have been vacant most of the year. He has pretty good knowledge that if we don't lower the raise that was done

back to where it was that there could be possibly 3 more by February and that would give us 6 vacancies. So if Brian could add up what we have lost already, we would have made more money just leaving the rent the way it was. I believe this board agreed to lower the rent and it went to city council and we had no one there to speak up for us except for staff, so the council denied keeping the rent rate down. So I would like to suggest that this board ask the City Council to reconsider lowering the rental rates or we will have more vacancies. Dwight gave examples of the rates in Palm Springs/Bermuda Dunes, California area, where he just bought a place. For \$350 you can get a hangar equal to "A" hangars with slide by doors (like we have at the airport) in a pretty exclusive area and in San Diego you can rent a hangar for \$380 with electric bi-fold doors. So things are not really going up and we are not in an area where we have this exclusive stuff where we can charge this kind of rents. It would be nice if we could. He would like to see money going to the airport and he would be willing to pay his taxes and his fair share, but he believes we just over did it and he would like to have the board to consider the comment that we gave the city council before to go back to the rate before the first of the year.

Board Member Dietz: asked Dwight what it went up to? Dwight said he wasn't sure either \$75 or \$80 and suggested that maybe Brian would know. Brian stated he did not know.

Chairman Botero: Asked If Denny Wise remembered? Denny Wise gave some points on the lengthy discussions about a year ago. It was Denny's recommendation to the board from what he was sensing and seeing at the airport that we should not institute an increase. There was a program of 3 years of increases to get Alpha row up to \$.21 per sq. ft. That made sense 3 or 4 years ago when the economy was good and we had a waiting list of 40 people. As the economy changed and the waiting list evaporated, he came to the board told them we are going to lose people for the primary reason we have privately developed hangars at the airport that are equivalent in terms of door size which is the advantage of the Alpha row, which is going for a \$100 less and we were going to have competition now. So now we have another factor bakes in the cake that is different when the decision was made 3 years ago to go through this 3 year schedule. The board ended up voting and agreeing and then it went to council and he believes council chose not to take that recommendation. After his discussion with then Board Member Mr. Malella after the meeting about t he discussion during that meeting, he mentioned that their thought process was "well we made this decision, let's stick with it, but let's see how it goes and review it later and see If it still makes sense". So that is what Mr. Malella told me was the intention of the council. So now a year later, that goes along with what the council wishes and to hear what the board thinks and to see whether it still makes sense or not. Currently the new hangars are renting for \$285, Alpha row are \$370 and used to be before the increase at \$307.

<u>Chairman Botero</u>: Asked Denny Wise If it would increase business by dropping the rates back down to what they were. Denny stated he wasn't sure because of the economy, we have empty other hangars out there and the competition of brand new hangars at \$285, but he could almost guarantee at \$370, unless someone with a unique airplane that needs those particular hangars comes around, they are not rentable but maybe we can limit the damage by retaining tenants.

Board Member Futcher: Asked about additional square footage of "A" hangars. Denny stated there is, but in his opinion that most of the tenants in that row except for Dwight Irby's twin, nobody needs a 45' versus a 42', so the extra footage is not utilized for anything else in any case he knows of. The issues with B &C rows is those are barely 39' so a pilot with a single engine plane is a little nervous pulling into B/C row so he doesn't mind paying a little more to be in a bigger hangar. That is what most of the planes in "A" row are. They were built for twin engine and we only have two twins, so they were willing to pay a little more for the extra space co they wouldn't bend wing tips. Now you have 42' door openings and they have the same luxury because a 182 single is about 37-38 foot wing span.

Board Member Dietz: Asked about the difference between B/C rows and what the developers rate on hangars was. Denny said they were approximately #250 and are the older ones which have wood frames and no full partitions between you and your neighbor once you get to a certain height, whereas the new hangars are all metal inside and all partitioned. Denny gave a price of \$285 for the developer's hangars.

<u>Chairman Dietz</u>: Commented that originally he was one of the first ones to vote to incrementally bring these rates up, but then he also voted against the rate increase that we would maintain more tenants if we had left it the way it was and he still feels that way.

Board Member Futcher: My recollection when it came to council was that it was something less than a full endorsement of that approach from this board, that at best it was 2 to 1 or maybe 1-1 and there were not enough people there to do it. It was not 3-0 or 4-0 to keep the rates where they were. (someone from the audience gave a 2-1).

David Sypher: Gave a couple of thoughts to the Chairman and the Board –If you decide that you would like to lower the rates you might consider the fact that the "A" Row offers at least 1/3 more square feet over the competition. The hangar developer has been offering his 13 vacant hangars at a reduced rate for at least 6 to 8 months. There isn't anything in the current city contract preventing anyone from moving. So if you are going to try to do this on the basis of price to keep people and if you believe the analysis that the extra square footage isn't of any advantage to anyone, and if you want to encourage stability then you probably should lower the "A" rate to below the \$285 rate because it is an older hangar. But if you believe that the extra square footage is an advantage to people and for some reason they have stayed there for the last 8 months, then you should take that into consideration as well.

<u>Denny Wise</u>: Stated he knows of one case where one guy is not just going to move he is probably going to sell his airplane, and so again, I have 2 or 3 people a week stop by a week and ask about hangars and I describe all of the city hangars to them and I get to that rate and they tell me to "forget it, I can go to Pearson or wherever". He is just giving the board feedback that he is getting and he feels that at the current rate it is going to be very difficult to rent those hangars out.

<u>Board Member Dietz</u>: Comments that in these times, I hear the business owners say that what matters is custom service and how they treat their customers or clients and that we owe that to these people who have stuck with us all this time, that they have

paid more because they did not want to leave the airport. We owe it to them to show them that they mean more to us than just dollars signs, that we care about them, that they hold onto their planes and I know that it is a hobby for most people and hobbies in these tough times are the things that go away. I am not sure what that rate should be, but I would be in favor of lowering that rate.

George Raiter, County Commissioner & former Board Member: I am actually surprised here with a 2-1 because I did recall Council Member Malella choosing to abstain so he could be in neutral going into the council. I was surprised we had a no vote. Council has already said they would reconsider if things changed, so you don't necessarily need the vote, but you might want to see if the views of this group are more consistent than It was back then at 2-1. Obviously the staff can carry forth your interest so the council can reconsider if they chose too.

<u>Dwight Irby</u>: - I just wanted to bring up the TAC Committee Planner suggested in the TAC report that the city not raise the rent at this time either. Just so you know and it is in the TAC Report.

Also just a few more comments on the hangars and I have been talking about gutters on "A" Row for some time now, it doesn't have gutters. Not only do you get wet, but I's a real hazard and I haven't brought this up, but last year when it froze so bad and the water came off the roof, had an inch of ice all over in front of hangars because of no gutters and try and go out there an open a hangar door that is stuck standing on ice, it doesn't work. The new hangars have gutters and they work pretty nice. I just think it is a trade off—theirs are newer and ours are bigger. So I don't think we will gain a lot.

Board Member Sorrell: I am thinking back on the prior time and I have to separate myself as I am a tenant of "B" Row. I will only talk about "A" Row. In the "A" Row, I was concerned that the rate increase would potentially push tenants out particularly when Jeff Powell has his rates approaching \$100 a month less per month. I would foresee that if "A" hangars were reduced, Mr. Powell will not be real happy with that because it could potentially take away some of his customers that are considering leaving "A" Row to go to the new ones. That is what his opinion would be I suppose. I am in favor of seeing that rate reduced particularly to hold the tenants that might be on the edge of departing and wouldn't be that hard to work an equation comparison between reduced rent with more paying that a retained increased rent with fewer paying, somewhere that trades off.

<u>Board Member Dietz</u>: I agree with Jerry, but I was just thinking of the most expensive one-"A" rate and that it would be unfair to the rest of the people if we just lowered one rate and did not do all of them.

<u>Board Member Sorrell</u>: Not necessarily, the "A" Row had a substantial increase and the others did not. There is a different equation worked out for that one.

<u>Board Member Futcher</u>: He would rather have a proposal in front of us that we are talking about rather than speaking theoretically. Someone needs to make a motion.

Chairman Botero/ Board Member Futcher: We are very fortunate that you are part of this board and you are also the Mayor of Kelso, what do you need? We need to bring a recommendation from this board to revisit the rate structure for these hangars. Board member Futcher suggested something a little more concrete, a number that the board has thought about and have input about, that might be the right figure for that. If you say revisit, you are going to have 7 of us who are not familiar with the situation trying to come up with...Chairman Botero broke in and commented with revisiting I would imagine that Denny would have all these figures for pricing that we previously went through and what we need to reduce it down to. It is just not opening the door and saying here it is. Board Member Futcher told the Chairman that would be his preference. Chairman Botero said to revisit would mean to bring everything back, to lay it all out again.

<u>Denny Wise</u>: For a hard suggestion that would be his proposal is to recommend to council that the rate increase that was instituted the first of January, be reversed back to the 2009 rate, which again I think Brian can give you that number, but it is approximately \$305 or something like that and to me that is consistent with council, council can consider this, ok they considered it, we don't agree with it, year later we took a look at things, would you please consider the same proposal again but now reversing the increase.

<u>Chairman Botero</u>: That is why I say to revisit this, we could have Denny and Brian get together and put all the facts and figures together and lay it on the table, why it worked then and it's not working now and what it would be looking like for tomorrow. I guess my comment about revisiting did not mean just throw it back out on the table. **Board Member Futcher: OK Good...Thank you.** So, if we could have Brian and Denny put together a program, come back and present it to the council-asked if that would work?

Board Member Dietz/Board Member Futcher: The only trouble I have with that is it would be another month and that somebody who is on the edge of moving or selling their airplane, it just took another month away from them so I am back to trying to treat them right and to do what's right. When times were good and can remember worrying about competing with the developer, that we should keep our rates a little higher because the developer was trying to fill his, but now the worry is whether we are going to keep our hangars full and of course they aren't full and that it's going to get worse. I just think another month ...

<u>Chairman Botero</u>: Until we get things straightened out, the other way around, we are an advisory board, all we can do is advise, it is Kelso City Council...no matter what we decide here, it is still Kelso City Council, so it is still going to take a month.

<u>Board Member Dietz</u>: All I was trying to say was if we could hammer out something about what we were thinking here, then at the next council meeting then at least they know what we are thinking rather than by the time it gets back to us, after their meeting then it is a whole month and then by the time we decide..government moves slow enough as it is.

Comments from audience in audible.

<u>David Sypher</u>: As order of magnitude, just more information for you. The developer has approximately 13 empty hangars in comparison to our 3 right now in the "A" Row, so that is something that we when you are trying to figure out your equations and what you are trying to do, you really need to consider that.

Brian Butterfield: This is probably a good time to bring this up. We are beginning to run into another problem of people not paying their rent and on one occasion possibly two with people who have left the hangars owing a balance. As of 10/1, these guys may have come in and paid since then, but we have one guy who is 4 months in arrears, one guy who is 3 months in arrears and another guy that paid his bill but bounced the check. Nobody can get a hold of him and what not, so before we get other people moving out while they owe us, you might want to do something to make it so they can't move out until they pay us.

Board Member Dietz: Feels that we need to do something to help these people out or there is going to be more of these and I know that anytime you are renting out anything like apartments or whatever, move-outs are always a problem. But I would guess anyone who has numerous rentals and had them through these tough times and if they kept their rates down or reasonable rather than thinking they are going to get the very top amount possible, those are the ones that move out in the middle of the night and then they stay vacant for 2 or 3 months. I think we are way behind.

<u>Dwight Irby</u>: commented from the audience about how a guy messed up on his checking account and Finance would not take his check. He feels the city needs to redo their policy about accepting checks.

<u>Chairman Botero</u>: We are getting into city policies and finance and we are talking about the airport and what we can do for the airport. He asked Dwight what he would like to see presented to the city council.

Board Member Dietz: First I thought taking the rate back down to where it was, but Denny said he thought maybe it would appease them if we just dropped that rate down again. If taking that rate all the way down, then Jerry said he thought that the people in the B & C Rows would not be offended if that one was lowered, and we were not just placating "A" Row but to keep everybody in.

Board Member Sorrell: Ask if it wasn't "A" Row that is seeing the most vacancies?

<u>David Sypher</u>: Actually it is the developer who is seeing the greatest vacancies. They have 13 and they are at \$285 with 42' doors.

<u>Board Member Futcher</u>: Asked if the developer has ever been full or just never filled up?

<u>David Sypher</u>: He did in fact loose one tenant but he has never filled them. He said he is not making money at \$285. He is trying to offset his cash flow issues by going down \$285 and at \$.21 in our survey, we did not cream or go to the top level to try to maximize profit. Remember at \$.21 we were hitting average rates for square footages. Again now, there are 13 vacancies at \$285.

<u>Chairman Botero</u>: I have a question to ask...are we in competition with the developer that has the contract or are we in competition to make our citizens and our airport something special?

<u>David Sypher</u>: We brought them in because we had a 40 person waiting list and it was our decision as an airport board that we wanted to develop per our ALP (Master Plan) that we would have 40 new hangars and the corporate hangars.

<u>Chairman Botero</u>: But we don't have an agreement with him that we would stay above his rates. We can't do that!

Brian Butterfield: When they brought the new ones on they were supposed to close the old Sullivan Hangars, so I don't know if there was going to be a net gain.

<u>David Sypher</u>: Well actually that is the other piece and that is with the next major project, we have to eliminate the ones that violate the Part 77 Airspace which is all of the Sullivan Hangars, but there are other hangars as well.

<u>Chairman Botero</u>: My concern is, I guess my question – is something going through my mind that I can't get straight – are we in competition – are we keeping our rates above the developer that has built these new hangars so that he can be successful and at the same time we are losing because we are trying to please him?

<u>David Sypher</u>: We had distributed that contract to you and to everyone on the board, I don't have one in front of me ...(and Chairman Botero broke in and the two together were inaudible.)

<u>Chairman Botero</u>: Said he dld not recall in the contract where we were going to step down.

David Sypher: I can't recall and you can't recall so we will have to look it up.

Board Member Dietz: As I recall in my own mind, we felt that we wanted to not necessarily compete with him and just keep ours where they were. Of course there was a whole different economic time, that was several years ago and we all have lost 401 K's since then. I just don't think we are talking about the same thing.

Chairman Botero: The guy has a private business competing with the city.

<u>Board Member Dietz</u>: True and I think we were trying to take care of him back then but now I think we need to take care of ourselves.

<u>Don Bell</u>: I was really interested to hear Denny's proposal and I think we are recognizing the fact that there really is a floor we can lower it to and that is in respect to at least a verbal agreement with the contractor that built these new hangars and that is where we were, we didn't have a promise with him that we would raise the rates so we could come back to that without conflicting with him and we do need to come back down to retain them and/or get new people in there that are just looking for a place to park their airplanes instead of in Portland and I really think Denny's suggestion of approximately \$305 is probably the floor and maybe we should ask the

council to consider going there, which is essentially the argument that Denny said we don't think you should raise it but, they said we'll raise it and look at it, so now we've looked at it and we think it should go back.

Board Member Futcher: What about \$50.00 off the rate?

Board member Dietz: I think we ought to go back down myself. I know it is a tough thing but it just doesn't make sense if we were to lose 2 or 3 more than what David is saying.

Denny Wise: I really don't know the result of \$50 versus \$70 versus \$65 or whatever. I think my brain thinks in terms of the process. The process was over 3 years, we were going to raise t hem to \$.21a square foot, made a lot of sense when we made that decision, different economic times, the economy changed, Hey! Let's not do this last year rate increase. To me that is a clean cut kill and you go, OK we're going back, we are halting whatever that figure was. And again that could be in the staff report to the council that this body recommends reversing this year's increase. Those numbers are easily worked out. I, just from memory, think it is approximately \$305 but I am not sure. To me that makes more of a statement to a tenant than \$50 or whatever, it's like ok, we recognize everybody has hard times and we're reversing what we did to you last year.

<u>Dwight Irby</u>: I know the contractor David said is at 13 vacancies, and we are where we are and if he (contractor) doesn't rent them at \$285, I know for a fact they will be less than \$285. There is not a doubt in my mind that if in fact I wanted to pay cash and buy it up front it would be less than \$285.

Chairman Botero: What would be the pleasure of the Advisory Board?

<u>Board Member Dietz</u>: Make a motion that we move "A" Row rates back down to \$305 or whatever the rate was prior to the last increase. I would also add that it take effect immediately after Kelso City Council approval.

Board Member Sorrell: Second the motion, if that is the rate.

<u>Chairman Botero:</u> So It has been moved and seconded that we recommend to the Kelso City Council to drop the rates for "A" Row hangars back down to the rate that they had been in 2009. All those in favor - 4 Motion passed.

<u>Board Member Sorrell</u>: Mr. Chairman, I know we had the discussion but the matter was as I understood it, the council would give reconsideration after reviewing what the increase did. Essentially, we are saying let's reconsider the fact of not making the increase that was done and just reverting back. It is in keeping with discussion as I understand with Council when the increase was made.

<u>Chairman Botero</u>: Well that is part of the revisiting information.

Board Member Dietz: Just want to ask Jerry about "B & C" Row. Now you had said that they never did take the raise but how will you feel beings in that row, do you feel

slighted or the rest of them or do you think they will all hold even though their rates are not lowered.

<u>Board Member Sorrell</u>: Personally I separate the B & C Row rates from the "A" rates. I don't have a problem seeing it remain what it is. I cannot act on this as I am a tenant there.

George Raiter: I wanted to comment on the draft by the sub committee. We appointed Ken Stone he was not able to make the first meeting because of his schedule, so I filled in for him. Then we kind of missed some dates so he was unable to make a few o the other meetings. But he was able to make the last meeting and catch up quickly after he started working on the draft. Ken Stone reviewed all of his recommendations with me and we reviewed it with fellow commissioners.

Don Bell and Dwight Irby discussed the need for an overlay surface on the runway. It is noted that it is in the Master Plan. It was suggested by Mr. Bell that when we address the FAA about the overlay we should throw out a 3 inch overlay.

5. **FBO Written Report-** Not much new with the fall weather coming in probably won't be any better than the summer.

Still wanting to find a solution to starting negotiations as soon as possible with whatever entity on lease because decisions have to be made fairly soon. Chairman Botero thought Denny was going to talk about a contract with the city that would be state in the contract if changes with the governance a new contract would be issued. Denny advised he talked about that at the last meeting and he further stated that he is not getting any feed-back, so I will talk to anybody I guess is what I am saying now. In my opinion, it is kind of a moot point whether the governance changes or not. Let's say I negotiate with the city right now, it has to go through the board for recommendation process, to the council anyways and I think the only option on the table that is being considered in the governance is for this board becoming an autonomous board and having total control, so if this board has already approved it, then we haven't skipped that process.

Mr. Richards's initial response to the letter I wrote to this board was we have this governance thing up in the air, let's wait until we get that figured out. OK! Sounds good, but now as times passes on, I am starting to get pushed up against the other side and I am not going to be successful in negotiating a lease. I need to start taking action.

Board Member Dietz: Ask if could make a suggestion to the board — Knowing that Denny has some business decisions to make that he could go ahead and get whatever he could done with whatever he needs to w the City of Kelso, then at least this board even if it changes over to be autonomous, that at least, we could stick with that for at least a year perhaps, and that we would not touch it for that length of time. Denny stated that would not meet his needs.

<u>Board Member Futcher</u>: I was going to say that would not meet his needs. If he wants to negotiate at least a 5 year or 10 year agreement then he would want to know that.

<u>Don Bell</u>: Mr. Chairman, I would think a subcommittee of your group would start meeting with Denny and work out a proposed contract.

<u>Chairman Botero</u>: Well that is one thing we just asked I guess, between conversation and everybody jumping in and talking all at the same time, Mayor Futcher and I were just discussing that that would be a topic for him to start working on and checking into.

Board Member Futcher: I think that is a STAFF role more than an elected role.

<u>David Sypher</u>: Mr. Chairman – I would suggest that if Denny has some urgency and concerns that he go and talk to Denny Richards because he is the one charged at this time to negotiate that contract and really this board doesn't have any authority right now in that matter and even the mayor, the way our government is structured wouldn't. So he needs to be addressing Denny Richards and they can work out a time that they can get together.

6. Airport Manager Report —Geese are coming back and flocking to the area. Coyotes still are spotted at times. Still working on the issue with the trees blocking the PAPI lights down on the end of the runway. David stated letter of compliance have been sent to Burlington Northern. We have also applied for a long term lease and it has been approved at the local level waiting for the main decision to come through. So until we have the legal right to go on their land or they respond to our letters, it is just a waiting game.

Thanks to Don Bell for getting the weeds taken care of.
Windows are finally in and hope to see a decrease in the electric bill this winter. Major work has been done by city staff in the areas of the development of possible wetlands. Hay is being spread today and hopefully it will work to retain the runoff this winter.

7. Public Works Director Report — David has asked our mower employee to mow the flat area across from PAPE Machinery on Talley Way and that has been accomplished.

Master Plan is on the website as well as the SEPA Report. SEPA report is Appendix "E".

<u>David Sypher</u>: I have one clarification – The board recommended that Denny get together with Brian and make a presentation to the council. That is outside the scope of Denny's contract, the staff representative (who would be David) would take that to council. Is there a reason you would not like me to take it to council, or is Denny volunteering to do that?(comments from the audience were inaudible). If that is what was said, that is out of the norm.

<u>Chairman Botero</u>: In the first place, I would like to make a comment. When we made that motion, we did a specific motion to bring it back to the council. My remarks were to have Denny and Brian work together because everything we discussed, everyone went to Brian with a question. Brian was not part of the motion. So whoever works on it to bring it back, that is up to you guys, it is not up to us(Board) So if you want to take Brian's place that is perfectly fine, whoever works on it with Denny to make it happen. We did not specify names in our motion to bring this back to the council. (comments from audience inaudible).

<u>David Sypher</u>: We will work on it and make sure that Denny is aware so he can be there if he would like to be there.

Chairman Botero: That would be great.

Discussed the meeting date for November 11, 2010. Original date is a holiday so it was decided the meeting will be moved to the next Thursday, November 18, 2010 at 3:00 PM at the City Council Chambers

Meeting Adjourned at 4:10 pm.

Becky Hill, Recording Secretary

Ken Botero, Chairman